

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> New Hope Center		
	<b>Case Number</b> SR-2-2016		
	<b>Transaction Number</b> 482408		
<b>OWNER</b>	<b>Name</b> 4106 Wake Forest Road, LLC		
	<b>Address</b> 4106 Wake Forest Road		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27501	<b>Phone</b>
<b>CONTACT</b>	<b>Name</b> Peter Clossen		<b>Firm</b> Jones & Clossen Engineering, PLLC
	<b>Address</b> P.O. Box 1062		<b>City</b> Apex
	<b>State</b> NC	<b>Zip Code</b> 27502	<b>Phone</b> 919-387-1174
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
	<input checked="" type="checkbox"/> <b>UDO Art. 8.3 Blocks, Lots, Access</b>	- See page 2 for findings	
	<input type="checkbox"/> <b>UDO Art. 8.4 New Streets</b>	- See page 3 for findings	
	<input type="checkbox"/> <b>UDO Art. 8.5 Existing Streets</b>	- See page 4 for findings	
	<input type="checkbox"/> <b>Raleigh Street Design Manual</b>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
UDO Section 8.3.5(C)(3c) requires that non-residential driveway entrances be spaced at least 200 feet apart when accessing up to 80' street right-of-ways. An existing full access driveway for the dentist office at 4106 Wake Forest Road is located off New Hope Church Road which is a major thoroughfare having an existing right-of-way width of 80'. A Design Adjustment is requested to allow a new right-in/right-out entrance on New Hope Church Road spaced about 175 feet east of the existing full access entrance. The right-in/right-out entrance is to provide shared access with New Hope Center which is a planned office building located off Bland Road. These two properties will have a cross access agreement for the shared right-in/right-out driveway.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

J. D. J. - III  
Owner/Owner's Representative Signature

4.6.18  
Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

**Submit all documentation, with the exception of the required addressed envelopes and letters to**  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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## **Article 8.3, Blocks, Lots, Access**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
**The design adjustment meets the intent of this Article by allowing a needed second entrance for ingress and egress to New Hope Center. It is noted that the spacing between entrances is not significantly under the allowed 200' spacing. Also, the second entrance has been limited to a right-in/right-out only.**
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**The design adjustment meets the intent of the adopted City plans by providing shared ingress and egress between two adjoining properties. The City Code promotes cross access and the design adjustment provides a more direct means of accessing New Hope Church Road for New Hope Center.**
- C. The requested design adjustment does not increase congestion or compromise Safety;  
**The right-in/right-out entrance will allow direct ingress and egress for New Hope Center that otherwise would be routed through an existing parking lot. This should help keep the ingress and egress for the two properties separate while also allowing for alternative means of ingress and egress if needed.**
- D. The requested design adjustment does not create any lots without direct street Frontage;  
**The requested design adjustment does not negatively impact either lot.**
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- The dentist office at 4106 Wake Forest Road is an existing developed property with a full access entrance to parking off New Hope Church Road. This business has need for additional parking and the additional right-in/right-off entrance will accommodate additional parking and cross access with New Hope Center. This is a mutually beneficial agreement for each property and the design adjustment will allow each project to move forward to completion.**

# Individual Acknowledgement

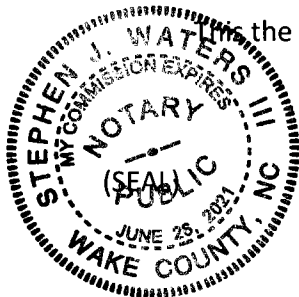


DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

INDIVIDUAL

I, STEPHEN WATERS, a Notary Public do hereby certify that  
HOWARD D MOYE III personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.



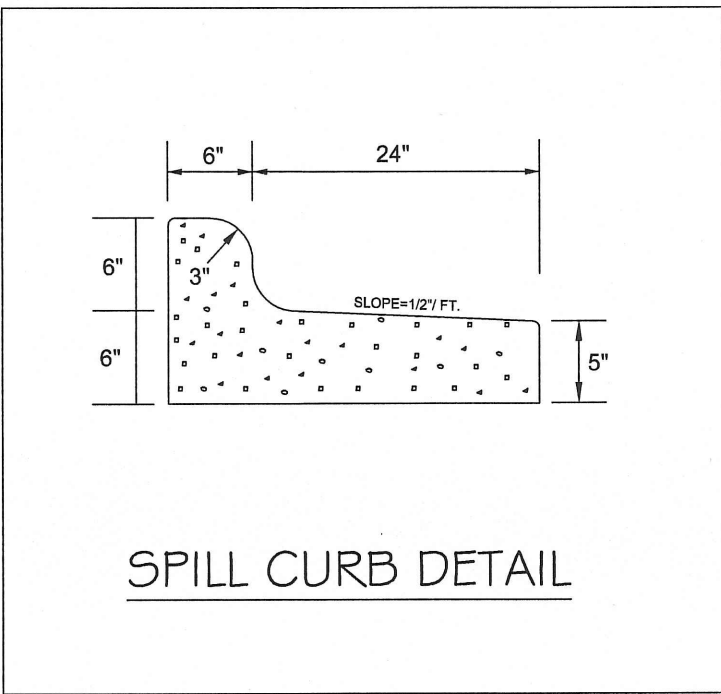
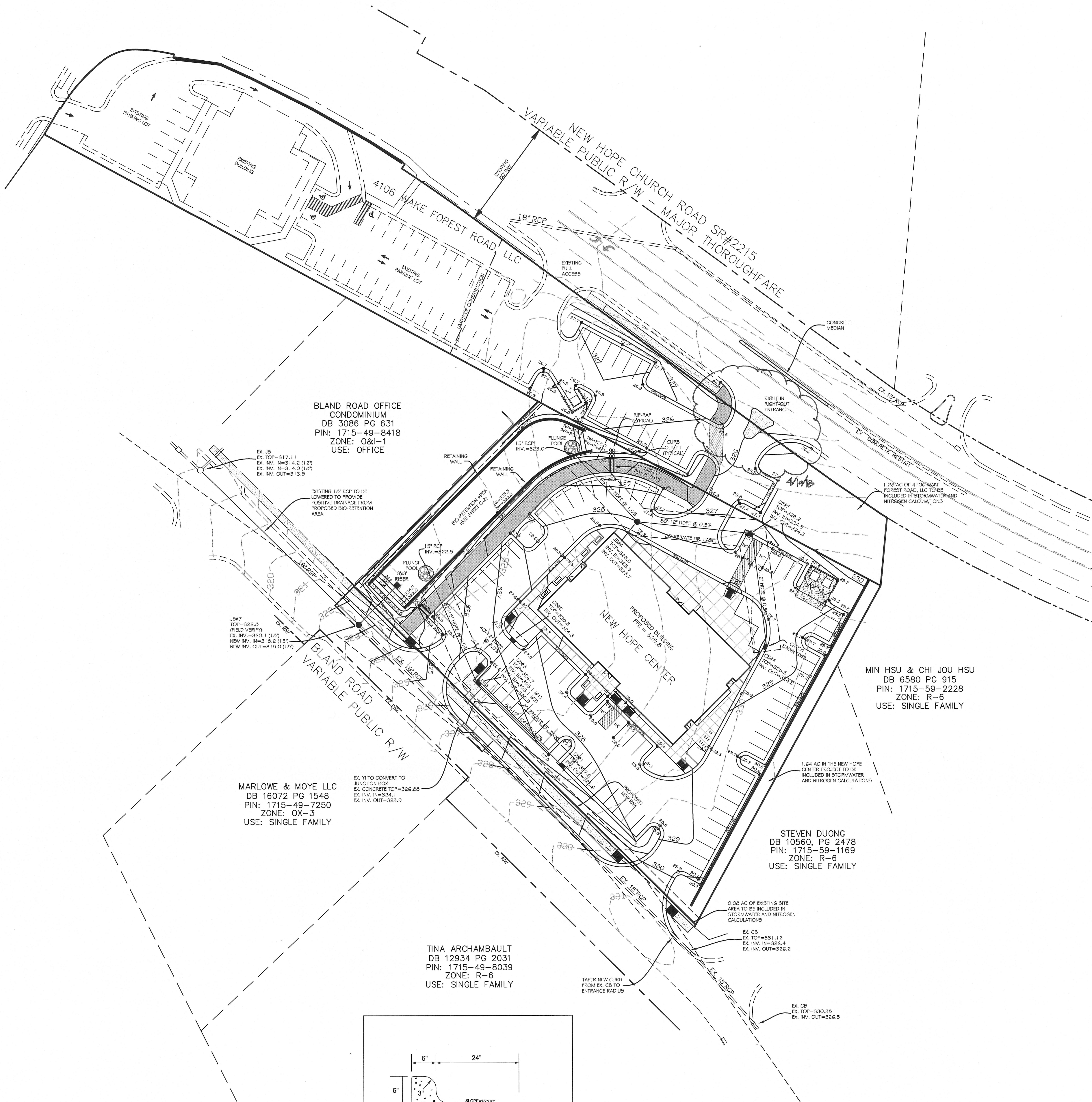
the 6 day of April, 2018.

Notary Public

STEPHEN WATERS

My Commission Expires: 6-26-21





STORM DRAINAGE TABLE						
INLET #	INTENSITY (in/hr)	INLET DA (ac)	TOTAL DR. AREA (ac)	C	Q10 (cfs)	PIPE (in)
1	7.0	0.3	0.80	1.7	12	0.6
2	7.0	0.1	0.1	0.80	0.6	12
3	7.0	0.1	0.5	0.80	2.8	15
4	7.0	0.2	0.2	0.80	1.1	12
5	7.0	0.2	0.4	0.80	2.2	12
6	7.0	0.1	0.5	0.80	2.8	15

(1) Type of Land Cover	(2) Site Area (ac.)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (forest, unowned, meadow)	0.00	0.6	0.00	
Permanently preserved managed common space (forest, unowned, meadow)	0.85	1.2	1.02	
Impervious surfaces (roads, parking lots, driveways, roofs, etc.)	0.84	21.2	17.81	
Impervious surfaces (roads, parking lots, driveways, roofs, etc. with 35% reduction from bio-retention area)	1.39	13.6	19.18	
TOTAL	3.08		38.01	
AVERAGE FOR SITE				12.34

NITROGEN CALCULATION BY AFFORTIONING METHOD:

1. THIS SITE IS ELIGIBLE FOR THE COMMERCIAL / INDUSTRIAL REQUIREMENTS FOR NITROGEN REDUCTION. THEREFORE, IF THE COMPUTED NITROGEN IS LESS THAN 10.0 LBS/AC/yr, THE OWNER MAY PAY A ONE TIME OFF-SET PAYMENT.

2. THE OWNER PROPOSES INSTALLATION OF A BIO-RETENTION AREA FOR STORMWATER REQUIREMENTS WHICH IS ELIGIBLE FOR A 35% NITROGEN REDUCTION.

NEW HOPE CENTER AREA = 1.72 AC  
4106 WAKE FOREST ROAD AREA = 1.28 AC  
PUBLIC R/W AREA (BLAND ROAD AND NEW HOPE CHURCH ROAD) = 0.08 AC  
TOTAL PROJECT AREA = 3.08 AC  
NEW IMPERVIOUS SURFACE AREA = 1.33 AC  
EXISTING IMPERVIOUS SURFACE AREA = 0.87 AC  
POST CONSTRUCTION IMPERVIOUS SURFACE AREA = 2.20 AC  
REMAINING IMPERVIOUS SURFACE AREA = 0.88 AC

OPEN SPACE AFFORTIONED FOR NEW IMPERVIOUS AREA  
(1.33 AC)(2.20 AC) = 0.53 AC

TOTAL TN EXPORT FOR NEW IMPERVIOUS SURFACE AREA  
(1.33 AC)(21.2 LBS/AC/yr) + (0.53 AC)(1.2 LBS/AC/yr) = 28.83 LBS/yr

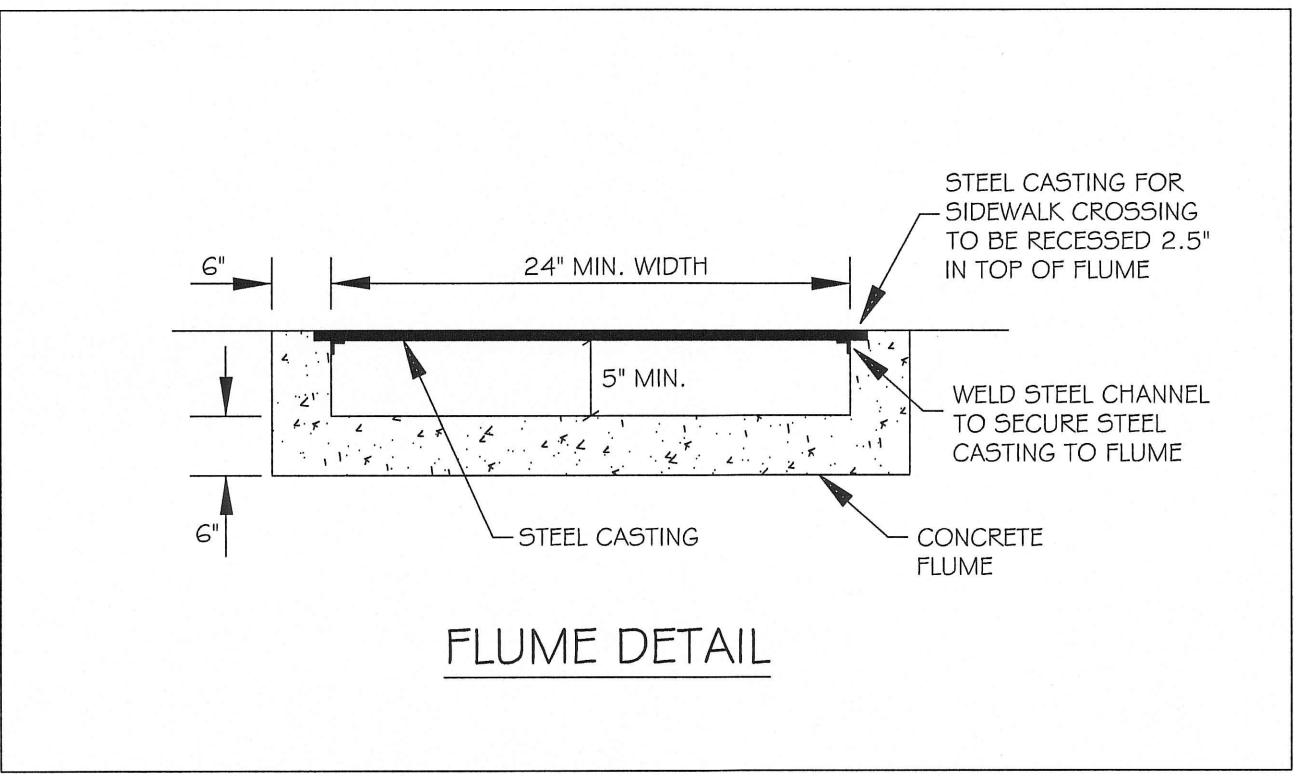
AVERAGE TN EXPORT FOR NEW IMPERVIOUS SURFACE AREA AND AFFORTIONED OPEN SPACE  
(28.83 LBS/yr)(1.86 AC) = 15.50 LBS/AC/yr

CALCULATE TN LOAD THROUGH BIO-RETENTION AREA  
(1.39 AC)(12.34 LBS/AC/yr) + (0.47 AC)(1.2 LBS/AC/yr) = 30.03 LBS/yr  
TAKE 35% REDUCTION = (30.03 LBS/yr)(0.35) = 10.51 LBS/yr

SO TN EXPORT FOR NEW CONSTRUCTION IS (28.83 LBS/yr - 10.51 LBS/yr) / 1.86 AC = 9.85 LBS/yr/AC

3. THE OWNER WILL PAY A ONE-TIME OFF-SET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN DOWN TO 3.6 LBS/AC/yr. THIS PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF GRADING PERMIT.

- NOTES:
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
  - NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
  - CITY OF RALEIGH STORMWATER REQUIREMENTS FOR THIS SITE ARE PROPOSED TO BE MET USING A BIO-RETENTION AREA.
  - THE MAXIMUM CROSS SLOPE FOR HANDICAP PARKING SPACES SHALL NOT EXCEED 1:48.
  - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF EXISTING UTILITIES UNLESS SPECIFICALLY NOTED.
  - THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEUSE RIVER BUFFERS AND CREEKS BY ENVIRONMENTAL SERVICES, INC. AND NONE EXIST.
  - THE RETAINING WALLS SHALL BE SEGMENTED BLOCK. THE MAXIMUM WALL HEIGHT IS 4 FEET SO NO CITY OF RALEIGH SPECIAL INSPECTIONS ARE REQUIRED.
  - ALL STORM DRAINAGE SHALL BE PRIVATE AND CONSIST OF HDPE INSTALLED TO THE REQUIREMENTS OF SECTION 1.2.2.1 OF THE CITY OF RALEIGH STORMWATER MANAGEMENT DESIGN MANUAL.
  - OPEN CUT OF EXISTING BLAND ROAD IS PROPOSED FOR LOWERING OF THE EXISTING 18" RCP. THE STREET SHALL BE REPAIRED PER COR DETAIL 5-3.
  - THE BIO-RETENTION DEVICE WILL BE A SHARED FACILITY BETWEEN PROPERTY OWNERS BY AGREEMENT.



CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORATION FIELD SERVICES \_\_\_\_\_

PUBLIC UTILITIES \_\_\_\_\_

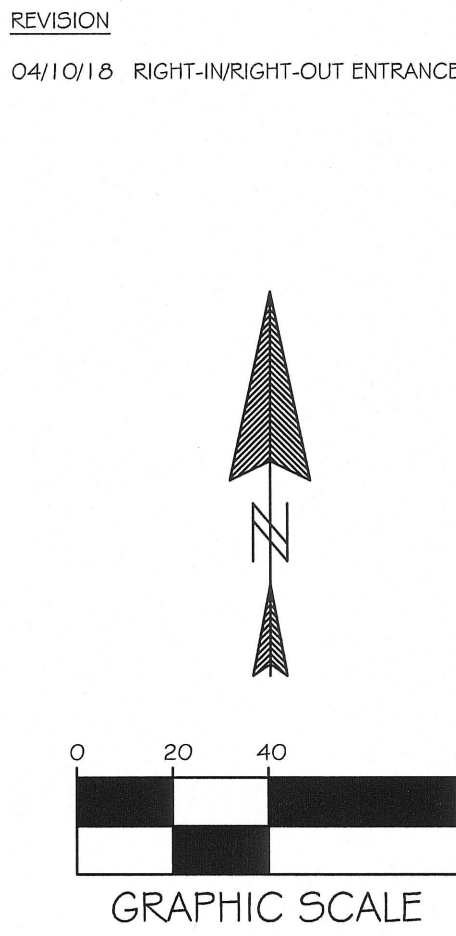
STORMWATER \_\_\_\_\_

PLANNING/ZONING \_\_\_\_\_

FIRE \_\_\_\_\_

URBAN FORESTRY \_\_\_\_\_

SITE ACCESSIBILITY \_\_\_\_\_



Jones & Cossen  
ENGINEERING, PLLC

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Registration: P-0151  
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NEW HOPE CENTER  
CONCURRENT REVIEW

GRADING & STORM DRAINAGE PLAN

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

SCALE  
1"=40'

DRAWN  
PDC

DATE  
AUGUST 2, 2016

REVISION  
05/12/16 1st CYCLE REVIEW  
11/09/16 2nd CYCLE REVIEW  
04/13/17 3rd CYCLE REVIEW  
10/02/17 4th CYCLE REVIEW  
11/16/17 5th REVIEW CYCLE  
01/03/18 6th REVIEW CYCLE

SHEET  
C-1

PROJECT  
1438